



Entered on Docket
June 02, 2011

A handwritten signature in black ink, appearing to read "Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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Attorneys for Secured Creditor WELLS FARGO BANK, N.A. ALSO KNOWN AS
WACHOVIA MORTGAGE, A DIVISION OF WELLS FARGO BANK, N.A,
AND FORMERLY KNOWN AS WACHOVIA MORTGAGE
FSB, FORMERLY KNOWN AS WORLD SAVINGS BANK, FSB

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re

MARTHA S. CORAZZINI ,

Debtor(s).

Bankruptcy Case No. BK-S-11-14577-mkn
Chapter 7

WELLS FARGO BANK, N.A. ALSO
KNOWN AS WACHOVIA
MORTGAGE, A DIVISION OF WELLS
FARGO BANK, N.A, AND FORMERLY
KNOWN AS WACHOVIA MORTGAGE
FSB, FORMERLY KNOWN AS WORLD
SAVINGS BANK, FSB'S ORDER
TERMINATING AUTOMATIC STAY
Date: May 25, 2011
Time: 1:30 PM

1 A hearing on Secured Creditor Wells Fargo Bank, N.A. also known as Wachovia
2 Mortgage, a division of Wells Fargo Bank, N.A, and formerly known as Wachovia Mortgage
3 FSB, formerly known as World Savings Bank, FSB's Motion for Relief From the Automatic
4 Stay came on regularly for hearing in the United States Bankruptcy Court before the Honorable
5 Mike K. Nakagawa, Matthew M. McArthur appearing on behalf of Secured Creditor.

6 The court having duly considered the papers and pleadings on file herein and
7 being fully advised thereon and finding cause therefor:

8 IT IS HEREBY ORDERED, ADJUDGED AND DECREED:

9 The automatic stay of 11 United States Code section 362 is hereby immediately
10 terminated as it applies to the enforcement by Movant of all of its rights in the real property
11 under the Note and Deed of Trust encumbering the real property commonly known as 2305 W
12 Horizon Ridge Pkwy Apt 1221, Henderson, Nevada 89052-5784 ("Real Property"), which is
13 legally described as:

14 SEE LEGAL DESCRIPTION ATTACHED
15 HERETO AS EXHIBIT A AND MADE A PART
16 HEREOF.

17 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant and/or
18 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
19 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
20 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
21 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
22 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
23 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
24 provide 7 days' notice to the Debtor(s).

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1 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Movant may
2 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
3 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and
4 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
5 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
6 bankruptcy case.

7 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

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9 MARILYN A. MCKINNEY
DEBTOR(S) ATTORNEY

JOSEPH B. ATKINS
TRUSTEE

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EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Clark, State of Nevada and is described as follows:

PARCEL I (COMMON AREA):

ONE (1) ALLOCATED INTEREST AS TENANTS-IN-COMMON IN AND TO THE COMMON AREA OF EACH PHASE OF FINAL PLAT OF MISSION RIDGE II - UNIT 2, (A CONDOMINIUM SUBDIVISION AND COMMON INTEREST COMMUNITY), AS SHOWN BY MAP THEREOF ON FILE IN BOOK 112 OF PLATS, PAGE 93 IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA. SAID ALLOCATED INTEREST TO BE A FRACTION, THE NUMERATOR OF WHICH SHALL BE ONE (1), AND THE DENOMINATOR WHICH SHALL BE THE NUMBER OF UNITS IN THE COMMUNITY WHICH SHALL BECOME SUBJECT TO THE DECLARATION OF RESTRICTIONS RECORDED DECEMBER 17, 2002 IN BOOK 20021217 AS DOCUMENT NO. 03136, OFFICIAL RECORDS AND ANY SUBSEQUENT AMENDMENTS AND/OR SUPPLEMENTS THERETO.

EXCEPTING THEREFROM ALL UNITS AND BUILDINGS LOCATED WITHIN THE ABOVE REFERENCED PLAT.

RESERVING THEREFROM THE RIGHT TO POSSESSION OF ALL THOSE AREAS DELINEATED AS "LIMITED COMMON ELEMENTS" UPON MISSION RIDGE II - UNIT 1 AS DEFINED IN THE DECLARATION

FURTHER RESERVING THEREFROM FOR THE BENEFIT OF THE OWNERS OF ALL UNITS WITHIN MISSION RIDGE II - UNIT 1, (EXCEPT THE UNIT REFERRED TO IN PARCEL II, HEREIN) NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS AND RECREATIONAL USE ON, OVER AND ACROSS THE COMMON ELEMENTS, AS PROVIDED FOR IN AND SUBJECT TO THE DECLARATION.

PARCEL II: (LIVING UNIT):

UNIT NO. ONE THOUSAND TWO HUNDRED TWENTY-ONE (1221) IN BUILDING TWELVE (12), AS SHOWN UPON THE ABOVE REFERENCED PLAT.

PARCEL III (LIMITED COMMON ELEMENTS):

THE EXCLUSIVE RIGHT OF USE, POSSESSION, AND OCCUPANCY OF THOSE PORTIONS THE PROJECT DESIGNATED AS THOSE "LIMITED COMMON ELEMENTS" (INCLUDING, BUT NOT LIMITED TO DECK(S), LANDING(S)/STAIR(S), CHIMNEY(IES)/FLUE(S), STORAGE AREA(S), AND PARKING SPACE(S) AS DEFINED IN AND SUBJECT TO THE DECLARATION), WHICH ARE APPURTENANT TO PARCELS I AND II DESCRIBED ABOVE.

PARCEL IV (APPURTENANT EASEMENTS):

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND RECREATIONAL USE ON, OVER AND ACROSS THOSE PORTIONS OF MISSION RIDGE II - UNIT 2, DELINEATED AS "PRIVATE DRIVES", "RECREATIONAL FACILITIES" AND "COMMON ELEMENTS", AS DEFINED IN AND SUBJECT TO THE DECLARATION, WHICH EASEMENT IS APPURTENANT TO PARCELS I AND II.

PARCEL V (GARAGE UNIT)

THE EXCLUSIVE RIGHT OF USE, POSSESSION AND OCCUPANCY OF THAT PORTION OF MISSION RIDGE II UNIT 2, AS GARAGE UNIT J-4: SAID GARAGE UNIT TO BE A LIMITED COMMON ELEMENT APPURTENANT TO THE UNIT DESCRIBED IN PARCEL II HEREIN, AS PROVIDED FOR IN AND SUBJECT TO THE DECLARATION.

Prepped

OCT 17 2006

Candice Valentine

In accordance with LR 9021, counsel submitting this document certifies that the order accurately reflects the court's ruling and that (check one):

☐ The court has waived the requirement set forth in LR 9021(b)(1).

☐ No party appeared at the hearing or filed an objection to the motion.

☐ I have delivered a copy of this proposed order to all counsel who appeared at the hearing, and any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

☐ Approved.

☐ Disapproved.

☐ Failed to respond.

☒ I certify that this is a case under Chapter 7 or 13, that I have served a copy of this order with the motion pursuant to LR 9014(g), and that no party has objected to the form or content of the order.

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Submitted by:

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